

Single-Family Rental Portfolio in South Florida

Stabilized Portfolio of 35 Homes, built in 2017



Executive Summary

One of a kind investment opportunity: 35 single-family homes in South FL

~8% below current retail value and 33% below replacement cost

- Current owner acquired 200-home portfolio in bulk directly from national homebuilder, and is selling a portion as a recapitalization effort. A buyer would benefit from bulk discount achieved by current owner at time of purchase

New construction (2017), high quality build and finishes

- Easy to manage and with low capex needs

High tenant profile, with outstanding performance record

- Strict acceptance criteria by current owner – credit score, background check, employment

Portfolio asking price of \$10MM valued at a 6.0% cap rate and 90% + occupancy

- **\$286,000/home**
- **Price per sqft as low as \$159, which is lower than construction cost of private builder in today's market**
- **Strong occupancy with only once vacant home and diverse lease expirations**

Highly liquid product. Opportunity to obtain value through rental yield or capitalizing gap between acquisition price and today's retail market value

35 homes, diversified across different communities

Community	City	Map	# of Homes
River Marina	Suart	A	3
Ashton Parc	Coconut Creek	B	11
Bonterra Villas	Hialeah	C	6
Astoria	Doral	D	2
Apex	Doral	D	5
Artesa	Miami	E	1
Vineyards - Mendocino	Homestead	F	3
Vineyards - Sierra	Homestead	F	4
Total			35

*“Miami-Dade County single-family home **prices increased 6.1 percent** in January 2019, increasing from \$330,000 to \$350,000. Miami single-family home **prices have risen for 86 consecutive months**, a streak of seven plus years”*

- MIAMI Association of Realtors



Highest-quality homes in their segment, built by one of the largest ,most reputable homebuilder in the nation

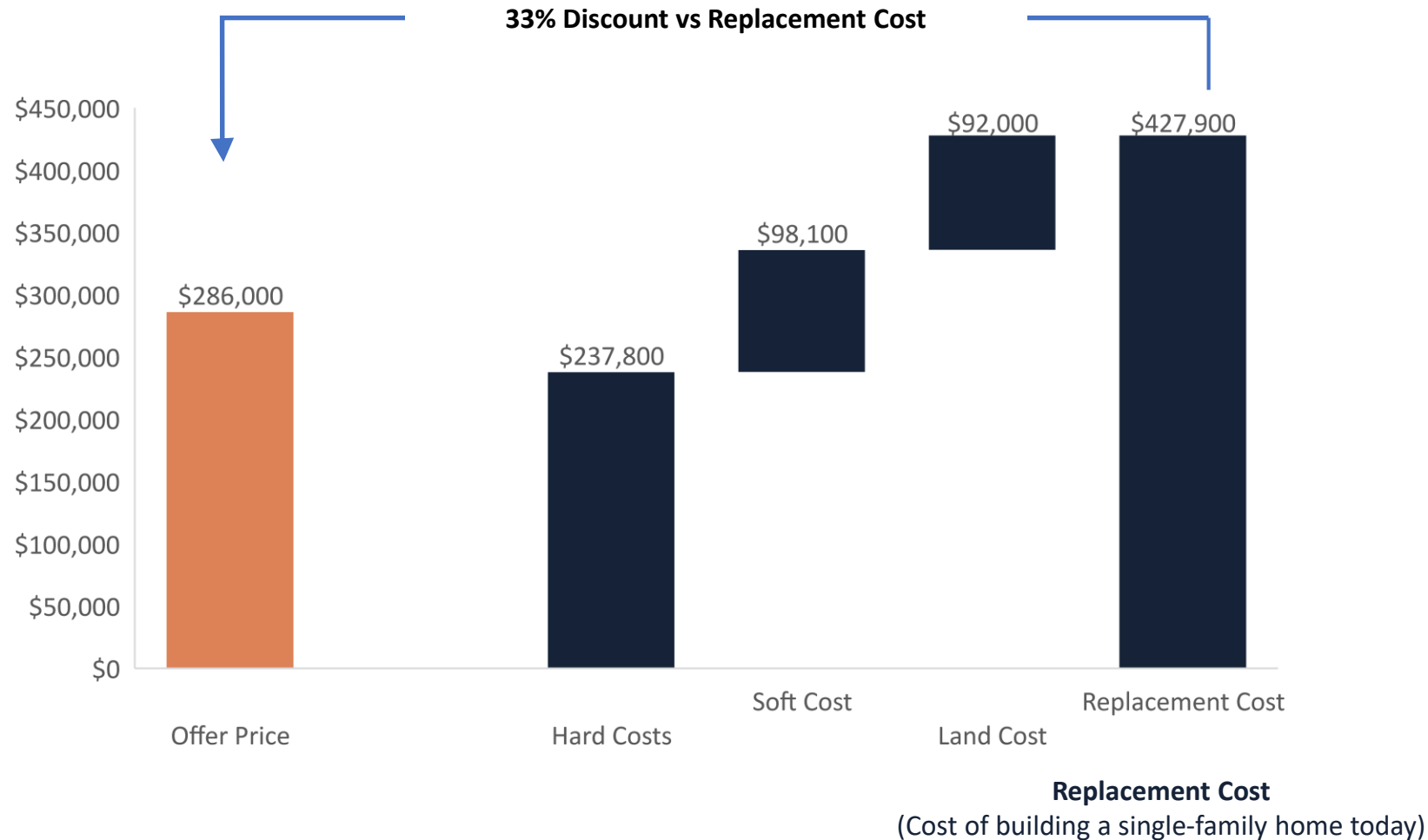
- ✓ **Construction:** 2-floor concrete block construction with concrete tile roof system
- ✓ **Ready-to-move-in** directly from builder
- ✓ **Stainless steel appliances, smart home technology, keypad entry, smart thermostats** throughout homes
- ✓ Portfolio includes **community model homes** which include **high-end finishes** and **homesite premiums**
- ✓ Community HOA's **approved for FHA lending** to home buyers and include **resort style amenities**



Portfolio: Discounted from retail value offered by developer with strong cash flow at 6% Cap

Address	City	Community	Floorplan	Type	BR	BA	SF	Rent	Annual Other Income	Expiration Date	2018 Taxes (Annual)	Monthly HOA Fee	Annual Insurance (Estimate)	Developer Retail Price	Discount to Market Value	Offer Price
7809 NW 104 Ave #22	Doral	Apex	Stratton	Condo	3	2	1,391	\$2,175	\$522	Vacant	\$6,171	\$265	\$1,164	\$332,490	12.9%	\$289,750
3305 W 93 Pl	Hialeah	Bonterra Villas	The Pelican	Villa	3	2.5	1,545	\$2,000	\$480	08/31/2019	\$7,241	\$140	\$1,187	\$339,190	13.5%	\$293,550
9339 W 33 Ln	Hialeah	Bonterra Villas	The Swan	Villa	3	2.5	1,668	\$1,850	\$444	08/30/2019	\$7,332	\$140	\$1,109	\$316,990	9.8%	\$285,825
121 SE 35 Ave	Homestead	Vineyards - Mendocino	The Shiraz Next-Gen	Dettached	3	2	3,468	\$2,550	\$612	07/17/2019	\$6,939	\$235	\$1,309	\$374,090	2.2%	\$365,750
3449 SE 2 Dr	Homestead	Vineyards - Mendocino	The Beringer	Dettached	3	2	2,564	\$2,300	\$552	07/26/2019	\$6,314	\$235	\$1,189	\$339,640	6.5%	\$317,400
180 SE 34 Pl	Homestead	Vineyards - Mendocino	The Cabernet	Dettached	4	3	2,701	\$2,350	\$564	06/30/2019	\$6,403	\$235	\$1,179	\$336,940	5.5%	\$318,500
149 NE 37 Pl	Homestead	Vineyards - Sierra	Barolo	Dettached	3	2.5	1,667	\$1,850	\$444	2/29/2020	\$5,142	\$252	\$955	\$272,990	9.5%	\$247,000
147 NE 37 Rd	Homestead	Vineyards - Sierra	Barolo	Dettached	3	2.5	1,667	\$1,890	\$454	08/31/2019	\$5,129	\$252	\$958	\$273,740	9.8%	\$247,000
125 NE 37 Pl	Homestead	Vineyards - Sierra	Barolo	Dettached	3	2.5	1,667	\$1,750	\$420	07/31/2019	\$5,129	\$252	\$958	\$273,740	9.8%	\$247,000
109 NE 37 Pl	Homestead	Vineyards - Sierra	Asti	Dettached	3	2.5	1,551	\$1,825	\$438	06/30/2019	\$5,129	\$252	\$940	\$268,640	9.8%	\$242,250
11771 SW 252 St	Miami	Artesa	Bari	Dettached	3	2.5	1,965	\$2,200	\$528	07/19/2019	\$5,565	\$200	\$1,198	\$342,190	7.9%	\$315,000
11421 SW 253 St	Miami	Artesa	Salerno	Townhome	3	3	1,879	\$2,000	\$480	08/31/2019	\$5,147	\$200	\$1,002	\$286,340	11.4%	\$253,800
25301 SW 114 Ct	Miami	Artesa	Costa Smeralda	Townhome	3	2.5	1,828	\$1,900	\$456	07/31/2019	\$5,064	\$200	\$996	\$284,540	10.5%	\$254,800
8840 NW 104 Ave	Doral	Astoria	The Madison	Townhome	3	3	1,780	\$2,500	\$600	07/17/2019	\$7,500	\$262	\$1,430	\$408,490	11.4%	\$361,900
10361 NW 89 Ter	Doral	Astoria	The Steinway	Townhome	4	2.5	1,826	\$2,650	\$636	01/20/2020	\$7,583	\$262	\$1,583	\$452,190	13.1%	\$392,850
8832 NW 103 Path	Doral	Astoria	Greenwich	Townhome	3	2.5	1,780	\$2,500	\$600	02/20/2020	\$7,334	\$262	\$1,395	\$398,490	11.1%	\$354,200
8824 NW 103 Path	Doral	Astoria	The Madison	Townhome	3	3	1,780	\$2,550	\$612	06/30/2019	\$7,500	\$262	\$1,430	\$408,490	11.4%	\$361,900
10317 NW 89 Ter	Doral	Astoria	Steinway	Townhome	4	2.5	1,826	\$2,725	\$654	07/31/2019	\$7,583	\$262	\$1,497	\$427,790	10.1%	\$384,750
4079 Allerdale Pl	Coconut Creek	Ashton Parc	Darlington	Townhome	3	3	1,822	\$2,100	\$504	12/31/2019	\$6,270	\$135	\$1,306	\$373,040	3.6%	\$359,450
4075 Allerdale Pl	Coconut Creek	Ashton Parc	Darlington	Townhome	3	3	1,822	\$2,150	\$516	08/31/2019	\$6,227	\$135	\$1,297	\$370,690	6.2%	\$347,600
4073 Allerdale Pl	Coconut Creek	Ashton Parc	Aspen	Townhome	3	2.5	1,701	\$2,290	\$550	08/31/2019	\$6,013	\$135	\$1,255	\$358,690	3.1%	\$347,600
4043 Allerdale Pl	Coconut Creek	Ashton Parc	Darlington	Townhome	3	3	1,822	\$2,300	\$552	01/22/2020	\$6,105	\$135	\$1,273	\$363,840	2.3%	\$355,500
3989 Allerdale Pl	Coconut Creek	Ashton Parc	Darlington	Townhome	3	3	1,822	\$2,600	\$624	08/31/2019	\$6,406	\$135	\$1,425	\$407,140	7.8%	\$375,250
3991 Allerdale Pl	Coconut Creek	Ashton Parc	Cedar	Townhome	3	2.5	1,771	\$2,400	\$576	08/31/2019	\$6,608	\$135	\$1,351	\$386,040	3.8%	\$371,300
9495 SW Merlin Court	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,750	\$420	6/30/2019	\$3,171	\$110	\$720	\$205,740	1.6%	\$202,500
9501 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,750	\$420	Vacant	\$3,171	\$110	\$720	\$205,740	1.6%	\$202,500
9505 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,750	\$420	Vacant	\$3,171	\$110	\$720	\$205,740	1.6%	\$202,500
9532 SW Otter Ln	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,750	\$420	7/31/2019	\$3,213	\$110	\$785	\$224,390	4.7%	\$213,750
9718 SE Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,700	\$408	7/31/2019	\$3,195	\$110	\$812	\$231,890	5.8%	\$218,500
9730 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,750	\$420	Vacant	\$3,195	\$110	\$794	\$226,890	5.8%	\$213,750
9731 SW Purple Martin Way	Stuart	River Marina	Aliso	Townhome	3	2.5	1,562	\$1,650	\$396	8/31/2019	\$3,254	\$110	\$767	\$219,190	4.5%	\$209,250
9735 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,800	\$432	3/31/2020	\$3,217	\$110	\$785	\$224,390	4.7%	\$213,750
9661 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,850	\$444	5/31/2020	\$3,195	\$110	\$785	\$224,390	4.7%	\$213,750
9665 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,800	\$432	6/30/2019	\$3,195	\$110	\$785	\$224,390	4.7%	\$213,750
9673 SW Purple Martin Way	Stuart	River Marina	Deerborn	Townhome	3	2.5	1,618	\$1,775	\$426	6/30/2019	\$3,195	\$110	\$785	\$224,390	4.7%	\$213,750
Total	35													\$10,813,550	7.5%	\$10,007,675

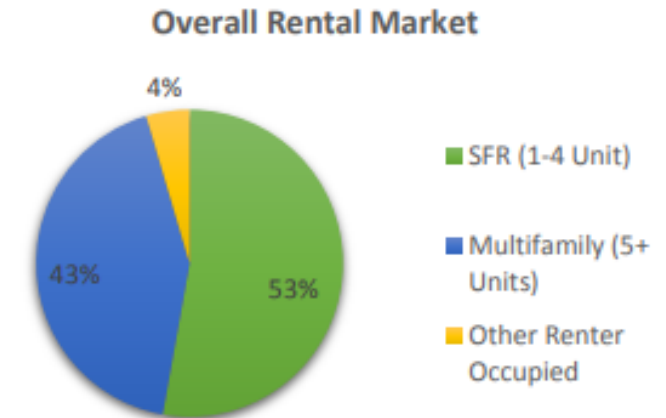
Great Opportunity: Purchase Price 33% Lower than Replacement Cost



*National Association of Home Builders – 2017 Cost of Constructing a Home by Carmet GF

Single Family Rental Market: High continued growth and increasing demand widely expected

- Nationwide, appetite for single family home rentals growing more than any other asset class and continues to be the largest sector in the overall rental market at 53%.
- In Florida, since 2010 there has been an **increase in housing units of 4.5%** (~400k units) vs. **population growth from 2000-2019 of 17.6%** (~2.8M people) resulting in a shortage of supply for housing units.
- As a result, rental market in South FL will continue rising at per year, so as home prices, which are expected to increase. The US Department of Housing and Urban Development anticipates that approximately **17,350 units for sale will be demanded vs under construction of 6,725 units** and **rental demand will be 13,900 units vs under construction of 8,700 units** under construction in the next 3 years.



	Miami HMA*	
	Sales Units	Rental Units
Total demand	17,350	13,900
Under construction	6,725	8,700

1. Freddie Mac: The Major Challenge of Inadequate U.S. Housing Supply 12/05/2018
2. Census Bureau's American Community Survey 2016
3. Comprehensive Housing Market Analysis – US Department of Housing and Urban Development

Thank you!



For additional information or questions:

Demian Perelmutter

Dperelmutter@galiumcapital.com

305.433.2008